



Date: Wednesday, 6 September 2023

Time: 10.30 am

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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## CABINET

### TO FOLLOW REPORT (S)

#### **10 Capital Strategy 2022/23 – 2027/28 Mid-Year Review (Pages 1 - 16)**

Lead Member - Councillor Gwilym Butler - Portfolio Holder for Finance and Corporate Resources

Report of James Walton, Executive Director of Resources

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**Committee and Date**

**Cabinet**

**6 September 2023**

Item

Public



## Capital Investment Programme and Mid-Year Review of the Capital Strategy (2022/23 - 2027/28)

<b>Responsible Officer:</b>	James Walton		
email:	<a href="mailto:james.walton@shropshire.gov.uk">james.walton@shropshire.gov.uk</a>	Tel:	01743 258915
<b>Cabinet Member (Portfolio Holder):</b>	Cllr Gwilym Butler, Finance & Corporate Support		

### 1. Synopsis

The Council's capital investment programme is routinely reviewed. This report brings together an initial draft of future investment plans, taking account of new schemes proposed and changes to existing schemes.

### 2. Executive Summary

2.1. The Shropshire Plan outlines Shropshire Council's vision, priorities and Strategic Objectives. The Capital Strategy is an essential element in delivering that vision, describing how and where the Council will direct significant strategic investment in the coming years. In many ways, therefore, the Capital Strategy defines the Council's vision, setting a direction of travel for the next decade, enabling the creation of a strategic plan for the next five years and subsequently a detailed capital programme each year. The Council's capital investment programme looks

at how the Council can secure long term advantage for local residents and businesses, delivering benefits for the communities of Shropshire over many years.

- 2.2. The capital strategy that was agreed by Council on 2<sup>nd</sup> March 2023 provided the latest information on capital schemes and priorities based on the detailed capital strategy review that had been undertaken 18 months earlier. It was noted that planning decisions for several high-profile schemes were due to be progressed in the early part of 2023/24 and so it was agreed that a detailed mid-year review of the capital strategy would be undertaken in 2023/24.
- 2.3. A green paper outlining the proposed work around the Capital Strategy was presented to Transformation and Improvement Overview Scrutiny Committee on 12<sup>th</sup> July 2023. Following this, work has progressed to review the priority schemes previously identified, updating them for known changes to capital spending estimates, including new schemes that will help the Council to deliver The Shropshire Plan priorities and reviewing the potential funding of these schemes, and any implications that this may have on the revenue budget into the future.
- 2.4. The Capital Strategy approved by Council in March 2023 originally identified proposed capital schemes of £301.823m. Following the initial review of proposed schemes and including additional schemes, the priority scheme list has decreased to £266.247m.
- 2.5. The review of the capital strategy also includes a review of the funding of the schemes and it was proposed in the medium term financial strategy that transformational costs would be funded from capital receipts in line with accounting regulations. As the transformation programme within the Council now starts to roll-out, work has been ongoing to identify the potential costs that may be classified as transformational under the Flexibility for the use of Capital Receipts. The potential cost, spread over several years, has been estimated at up to £9.5m. Further work will progress over the remainder of the year to confirm the likely costs to be funded from capital receipts in 2023/24 and future transformation costs over the next 2 years.
- 2.6. Considering the points summarised in the paragraphs above, and detailed in the following sections, the key elements of this report can be summarised as follows:

<b>Total capital programme approved in March 2023</b>	7.2	A	301.8
<b>Revised (draft) capital programme in August 2023</b>	7.6	B	266.2
<b>Changes (due to inflation, scope change etc)</b>	7.6	C	-35.6
<b>New schemes brought forward, not yet fully reviewed, not yet approved, but which may represent a future commitment in the capital programme</b>	7.1	D	159.2
<b><u>Initial calculation of the revised capital programme</u></b> <i>(excl changes to NWRR and OLR)</i>	7.11, 9.1ff		<b>425.4</b>

### 3. Recommendations

- 3.1. Approve the updated priority and aspirational capital scheme schedules for inclusion in the draft Capital Strategy, ahead of wider Member engagement.

- 3.2. Approve progression of the schemes detailed in the priority capital scheme schedule to business case to develop and assure the associated costs and funding proposed.
- 3.3. Recommend to Council the approval of additional funding of £2.228m in relation to the Multi Agency Hub and the Pride Hill capital schemes which form part of the Shrewsbury Town Centre Redevelopment Programme.
- 3.4. Recommend to Council the approval of additional match funding of £0.647m in relation to the Council's LUF Round 2 grant award which requires total match funding of £5.043m, £4.396m of which has been previously secured / approved.
- 3.5. Note the considerations raised in respect of the future direction of the North West Relief Road (NWR) and the Oxon Link Road (OLR) detailed at section 9.

## Report

### 4. Risk Assessment and Opportunities Appraisal

- 4.1 The Council's revenue budget shows how in-year activities are undertaken and funded. The capital investment programme looks at how the Council can secure long term benefits for local residents and businesses – specifically, capital investment yields benefits over many years. This is an important part of how the Council is delivering on the ambitions set out in The Shropshire Plan.
- 4.2 The review of the Capital investment programme therefore provides an opportunity to ensure that the Council uses its ability to invest in the long term assets of the County in a way which supports delivery of The Shropshire Plan and the associated financial plans (set out in the MTFS).
- 4.3 Failure to determine updated prioritised capital schemes schedule could result in such benefits being lost or delayed - jeopardising the realisation of revenue savings from the reduction of costs and /or the generation of new / additional income and fail to appropriately target limited Council resources.

### 5. Financial Implications

- 5.1 This report sets out the capital and revenue implications of the updated aspirational capital schemes. Prioritisation of which capital schemes are considered important in delivering The Shropshire Plan objectives will be reviewed by management and members, with a view to formalising a revised Capital Strategy and funding profile in December 2023.

### 6. Climate Change Appraisal

- 6.1. Determination of the updated prioritised capital schemes schedules will include consideration of the climate impact of individual schemes and contribution to the Council's objective of net-zero corporate carbon performance by 2030.

## 7. Background

### Development of the Council's Capital Strategy

- 7.1. A detailed review of the Capital Strategy was undertaken in 2022/23. Due to the significant revenue pressures addressed in budget planning for 2023-24, only a light touch review of future capital schemes was undertaken for the Capital Strategy 2023-24 to 2027-28 with the intention of undertaking a full review of the Capital Strategy during 2023-24. Consequently, the schedule of future schemes was updated primarily to reflect schemes that had progressed into the Council's approved capital programme and schemes for which revised cost estimates were available.
- 7.2. The latest schedule of priority capital schemes presented to Council in March 2023 had a total estimated cost of **£301.823m** and potential borrowing requirement of £87.610m, generating a maximum MRP budget requirement of £4.914m by 2027-28 (already incorporated in the Council's Medium Term Financial Strategy – 'MTFS'). Details of the schemes included are provided in Appendix A.

### High-Level Prioritisation Principles for Future Capital Schemes

- 7.3 The Council's schedule of priority capital schemes detailed in the Capital Strategy 2023-24 to 2027-28, approved by Council on 2nd March 2023, has been reviewed by the Senior Leadership team and they have had the opportunity to incorporate additional schemes into the schedule that they require to assist in delivery of The Shropshire Plan.
- 7.4 The list of priority capital schemes have also been reviewed to consider whether the estimated capital costs that were originally anticipated for the schemes need to be updated for latest cost information.
- 7.5 This review has created a revised priority capital scheme schedule and refreshed the schedule of the Council's aspirational capital schemes for consideration.
- 7.6 The revised priority capital scheme schedule (shown at Appendix B) has a current total estimated capital cost of £266.247m with a potential borrowing requirement of £129.68834.315m. A breakdown of the amendments made to the priority scheme schedules is provided in Appendix C. It should be noted that it has not yet been possible to determine the estimated capital cost or the proposed funding sources for all the schemes included in the priority schedule.
- 7.7 The potential borrowing requirement of £34.315m would generate a maximum MRP revenue budget requirement of £2.435m by financial year 2027-28, based on an interest rate of 5% and a term of 25 years.
- 7.8 The Medium Term Financial Strategy (MTFS) approved in March 2023 provided for additional funding for capital investment over the 5 year period. Some of this balance was required for known projects already committed to within the Capital programme, however the balance provides scope to be able to fund any MRP revenue budget requirement arising from the prioritised capital schemes. Table 2 demonstrates the capacity within the MTFS to fund such capital investment,

however it should be noted that delivery timescales of the prioritised schemes would need to be managed in line with the profile of revenue funding being available.

Table 2: Revenue funding available within the MTFS to fund capital investment

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£	£	£	£	£	£
Additional funding for capital investment within approved MTFS	504,100	2,032,000	3,104,000	4,452,000	0	10,092,100
Funding required for approved capital programme	(961,000)	(1,204,940)	(1,079,980)	(219,710)	71,380	(3,394,350)
Capital investment/Transformation Fund within approved MTFS	0	0	0	15,000,000	6,000,000	21,000,000
<b>Revenue funding available for prioritised capital schemes</b>	<b>(456,900)</b>	<b>827,060</b>	<b>2,024,020</b>	<b>19,232,290</b>	<b>6,071,380</b>	<b>27,697,750</b>

7.9 The aspirational capital schemes schedule (shown at Appendix D) has a total estimated capital cost of **£159.247m**. However, some of the schemes included in the schedule do not yet have any estimated costs or, consequently, any identified funding sources.

7.11 The total cost of all identified capital schemes is **£425.494m** and these have been initially categorised into priority schemes and aspirational schemes given the level of resources and funding required to progress the total number of schemes identified.

7.12 The next stage of the mid-year capital strategy review is to consider the prioritised and aspirational list of capital schemes proposed and the timeframe for this is detailed below:

Table 3: next stages in the review and indicative timeline

Key Milestone	Timeline
Prioritisation of Capital Schemes Schedules by Cabinet Incorporating Member Presentation / Workshop	September 2023
Capital Strategy and Budget Task and Finish Group consider and comment on proposed prioritisation of capital schemes	September – October 2023
Mid-Year Capital Strategy Reviewed and Considered by Transformation and Improvement Overview and Scrutiny Committee	29th November 2023
Timeline Mid-Year Capital Strategy Approved by Cabinet & Council	13th – 14th December

7.13 It is proposed that each scheme is now reviewed against the criteria set out below to evaluate which schemes should be pursued as a priority:

- Alignment with The Shropshire Plan (TSP).
- Linkage of schemes to specific TSP priorities.



- Alignment with the Council's key strategies such as the Climate Change Strategy: Towards Net-Zero Carbon, the Economic Growth Strategy, the Asset Management Strategy and the Commercial Strategy.
- Schemes already partially approved and so already incorporated in the Capital Programme.
- Maximisation of external funding.
- Affordable borrowing requirement.
- Impact on the revenue budget in terms of income generation and / or reduced expenditure.
- Generation of new capital receipts.
- Scheme ability to fund borrowing costs.
- Generation of longer-term financial benefits such as additional council tax or business rates income, although these benefits will not be included within revenue forecasts until the income is realised.

## Significant Components of the Capital Strategy

### 8. Shrewsbury Town Centre Redevelopment (STCR) Programme

- 8.1 Since the capital strategy was approved in March, the Council has now secured Levelling Up Fund (LUF) Round 2 funding from the Government for two projects: the Shrewsbury Riverside Enabling Works and the Shrewsbury Town Centre Public Realm scheme, defined elements within the wider STCR Programme. Total funding of £18.701m has been awarded to the Council from LUF and this necessitates match funding totalling £5.043m. £1.250m of this match requirement has been achieved through an asset and land contribution and an additional £1.715m achieved as part of the £3.295m approved by Council in February 2022 to progress both the Multi Agency Hub and the Pride Hill schemes to detailed design (RIBA Stage 3: Spatial Coordination, or equivalent). £1.431 of the remaining match funding (£2.078m) is contained within the £2.228m identified in the paragraphs below and approval for the match funding balance of £0.647m is now sought from Cabinet and Council.
- 8.2 The Pride Hill Repurposing Scheme and the Multi Agency Hub (MAH) comprise Phase 1 of the ambitions of the STCR Programme. In February 2022 Council approved initial funding of £3.295m to progress these schemes to planning (RIBA Stage3).
- 8.2 Significant progress has been achieved on these schemes: a development manager was commissioned in November 2022; architectural services have recently been commissioned (July 2023) and multi-disciplinary engineering services are currently being procured.
- 8.3 In close consultation with Council officers, the development manager has now concluded initial work to establish a baseline development appraisal (financial model, detailed budget forecast and cash flow) for the schemes, enabling an initial scheme budget requirement to be determined. This development appraisal has facilitated re-appraisal of the financial resources required to progress these schemes to detailed design (RIBA Stage 3: Spatial Coordination, or equivalent). The refined financial model indicates that £5.523m will be required to achieve the



RIBA Stage 3 milestone: £3.146m in relation to the Multi Agency Hub and £2.377m in relation to Pride Hill.

- 8.4 In February 2022 the Council approved a budget of £3.295m to achieve the RIBA Stage 3 milestone. Therefore, formal approval for a further £2.228m is now sought from Cabinet and Council allow progress in line with previous decisions and the funding awards. PWLB borrowing is the default assumption, but it is anticipated that these schemes will be funded through a mix of options which will be considered and confirmed as the schemes progress.

## 9. North-West Relief Road (NWRR) and Oxon Link Road (OLR)

- 9.1. It is anticipated that the planning application for the NWRR and OLR will be considered later this year. As has been previously been reported to members, the anticipated costs and benefits of these schemes will be updated further to the planning decision (as the detail of the planning decisions are likely to impact on the scope and profile of the scheme, and therefore the costs arising and the timing of these).
- 9.2. For the purpose of this strategy review, details of the costs and benefits of these schemes will be updated once there is greater clarity on the future shape of them, incorporating construction industry inflationary pressures, and funding arrangements. It is not anticipated that the progress of the scheme will create additional revenue costs within the current year, and the likely level of costs to be incurred would be outside the scope of capital receipts for funding, and so borrowing is most likely to be required.
- 9.3. In advance of the decision of the planning committee, the known costs incurred to date amount to c£24m. Of these, in the event of the proposal being rejected, the usual process would be to write off the abortive capital costs to revenue budgets. It is currently assumed that c£4m of costs to date are logically applicable to the OLR, and so, in the event that NWRR does not progress, the charge to revenue would be c£20m. This is position remains largely unchanged from discussion in committee during 2022/23.

## 10. Staff Costs Capitalisation

- 10.1. The Council's Medium Term Financial Strategy approved in March 2023 included the requirement to deliver spending reductions of £51.390m as part of the detailed budget for 2023-24. A review of staff engaged on specific capital schemes is anticipated to deliver a saving to revenue by funding these posts from approved capital scheme budgets. Additionally, staff engaged on transformation activities can be capitalised under statutory guidance, which allows the revenue costs of projects that deliver ongoing savings or improved efficiency to be funded through capital receipts.
- 10.2. Initial work has progressed to identify the potential costs that may be classified as transformational under the Flexibility for the use of Capital Receipts. Current, initial proposals have identified options to capitalise of £3.5m, with potential for further capitalisation in later years. The process to confirm this treatment is complex, and

requires that options are identified prospectively, but also verified retrospectively, to ensure that all staff costs are accounted for appropriately.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Financial Strategy 2023/24 – 2027/28 and Setting the Council Tax Resolution 2023/24 – Council, 2<sup>nd</sup> March 2023

Capital Strategy – Transformation and Improvement Overview and Scrutiny Committee, 12<sup>th</sup> July 2023

**Local Member:**

**Appendices**

**Appendix A: Priority Schemes as approved in March 2023 Capital Strategy**

**Appendix B: Updated Priority Capital Schemes Schedule**

**Appendix C: Amendments made to Priority Scheme Schedules**

**Appendix D: Aspirational Capital Schemes Schedule**

## APPENDIX A – PRIORITY SCHEMES AS APPROVED IN MARCH 2023 CAPITAL STRATEGY

Proposed Scheme	Scheme Description	Estimated Capital Cost (£m)	Proposed Funding	Proposed Sources of Finance (£m)									
				External Grants	Section 106 Developer Contributions	CIL Developer Contributions	Revenue Contributions	Alternative Funding Option	HRA	Borrowing	Capital Receipts	Total	
Swimming in Shrewsbury	Replacement of existing swimming provision at the Quarry with new provision within Shrewsbury.	25.000	£10m funded from PWLB Borrowing			0.500					24.500		25.000
Whitchurch Swimming Pool	Replacement of existing swimming provision in Whitchurch.	13.100	PWLB								13.100		13.100
Libraries Self Service Machines	Programme to install self-service machines .	0.152	£0.152m PWLB								0.152		0.152
Shrewsbury Museum - British Museum Gallery	Development of new British Museum Partnership Gallery at Shrewsbury Museum, to develop a major new visitor attraction (only 7 other Partnership Galleries in the UK) and thus drive income generation.	1.350	£1.000m Grant, £0.350m PWLB Borrowing	1.000							0.350		1.350
Bridgnorth town centre traffic and public realm works	To deliver improvements to Town Centre and associated public realm works.	4.500	£4.5m funded from CIL			4.500							4.500
<b>SUBTOTAL: PORTFOLIO HOLDER FOR COMMUNITIES, LEISURE &amp; TOURISM &amp; TRANSPORT</b>		<b>44.102</b>		<b>1.000</b>	<b>0.000</b>	<b>5.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>38.102</b>	<b>0.000</b>	<b>44.102</b>
Whittington CE Primary - 2 class base expansion	Delivery of classroom expansion to meet Place Planning requirements.	1.126		0.326		0.800							1.126
West Felton CE Primary School	Development of new school hall.	0.928		0.328		0.300		0.300					0.928
Buildwas Primary	New Primary School requirement on former power station site subject to planning approvals.	5.100	£5.1m Developer Contributions		5.100								5.100
William Brookes School	Expansion linked to Secondary pupils from power station site.	4.400	£4.4m Developer Contributions		4.400								4.400
St Andrew's CE Primary, Shifnal	2 class bases to support complete rebuild as part of School Rebuilding Programme.	0.400	£0.6m Developer Contributions, £0.2m Grant		0.400								0.400
<b>SUBTOTAL: PORTFOLIO HOLDER FOR CHILDREN &amp; EDUCATION</b>		<b>11.954</b>		<b>0.654</b>	<b>9.900</b>	<b>1.100</b>	<b>0.000</b>	<b>0.300</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>11.954</b>
Target Operating Model	Shirehall Refurbishment	1.085	Revenue Contribution				1.085						1.085
ICT Services	Equipment Replacement Fund.	3.200	£3.2m funded from PWLB Borrowing							3.200			3.200
<b>SUBTOTAL: PORTFOLIO HOLDER FOR RESOURCES</b>		<b>4.285</b>		<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.085</b>	<b>0.000</b>	<b>0.000</b>	<b>3.200</b>	<b>0.000</b>	<b>0.000</b>	<b>4.285</b>
Temporary Accommodation A	Acquisition of suitable accommodation to provide temporary shelter and support for homeless individuals and families.	5.000	S106/ HRA Borrowing		1.500				3.500				5.000
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, PUBLIC HEALTH &amp; ASSETS</b>		<b>5.000</b>		<b>0.000</b>	<b>1.500</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>3.500</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>5.000</b>
UKSPF	Improvements to town centres & high streets	1.100	UKSPF	1.100									1.100
UKSPF	Enhancing existing cultural historic and heritage institutions offer	1.000	UKSPF	1.000									1.000
UKSPF	Capacity building and infrastructure support local groups	0.100	UKSPF	0.100									0.100
Shrewsbury Riverside Development - Demolition	Demolition of the current Riverside Shopping Centre to enable future development.	4.287	£4.287m PWLB Borrowing							4.287			4.287
Shrewsbury Riverside Enabling Works - LUF Round 2 Bid	Physical infrastructure works critical to unlocking the vital, transformational Smithfield Riverside Development Programme.	13.154	LUF 2	11.904				1.250					13.154
Shrewsbury Town Centre Public Realm - LUF Round 2 Bid	A number of projects identified within the Big Town Plan, primarily around Public Realm improvements and town centre movement.	4.280	LUF 2	3.852						0.428			4.280
Pride Hill - Repurposing	Future development of the Pride Hill Shopping Centre.	42.433						42.433					42.433
Shrewsbury Riverside Development	Following on from the demolition, investment in development of the site for end use - part if the Big Town Plan.	53.619						53.619					53.619
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION &amp; PLANNING</b>		<b>119.973</b>		<b>17.956</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>97.302</b>	<b>0.000</b>	<b>4.715</b>	<b>0.000</b>	<b>0.000</b>	<b>119.973</b>

Proposed Scheme	Scheme Description	Estimated Capital Cost (£m)	Proposed Funding
North West Relief Road	Linked to Phase 1 Pre Commencement Programme within the capital programme to deliver the North West Relief Road (including Oxon Link Road). This represents the Council Investment requirement that has not yet been secured at OBC Stage.	28.111	£8.265m Developer Contributions and £19.846m Capital Receipts
Highways Investment	Council investment requirement above normal Highway Maintenance funding to bring the Shropshire Highways to a suitable managed condition.	31.565	PWLB
Oswestry Innovation Park (Infrastructure)	Linked to Phase 1 Enabling Project within the capital programme - development of employment land to support local growth and provision of new skateboard park.	10.028	PWLB
Oteley Road, Shrewsbury Traffic Management Improvements	Traffic Flow Improvements and Road Safety on Oteley Road, Shrewsbury	4.500	Developer Contributions
Shropshire Safety Road Fund	A5191 Shrewsbury Northern Corridor between Railway Station and Heathgates Island	0.650	Grant
Multi Agency Hub	Future development of a new Civic Centre.	41.655	
<b>SUBTOTAL: PORTFOLIO HOLDER FOR PHYSICAL INFRASTRUCTURE, HIGHWAYS &amp; BUILT HOUSING</b>		<b>116.509</b>	
<b>TOTAL</b>		<b>301.823</b>	

Proposed Sources of Finance (£m)									
External Grants	Section 106 Developer Contributions	CIL Developer Contributions	Revenue Contributions	Alternative Funding Option	HRA	Borrowing	Capital Receipts	Total	
	8.265						19.846	28.111	
						31.565		31.565	
						10.028		10.028	
	4.500							4.500	
0.650								0.650	
2.946				38.709				41.655	
<b>3.596</b>	<b>12.765</b>	<b>0.000</b>	<b>0.000</b>	<b>38.709</b>	<b>0.000</b>	<b>41.593</b>	<b>19.846</b>	<b>116.509</b>	
<b>23.206</b>	<b>24.165</b>	<b>6.100</b>	<b>1.085</b>	<b>136.311</b>	<b>3.500</b>	<b>87.610</b>	<b>19.846</b>	<b>301.823</b>	

## APPENDIX B – UPDATED PRIORITY CAPITAL SCHEMES SCHEDULE

Proposed Scheme	Scheme Description	Estimated Capital Cost (£m)	Proposed Funding	Proposed Sources of Finance (£m)								
				External Grants	Section 106 Developer Contributions	CIL Developer Contributions	Revenue Contributions	Alternative Funding Option	External Contributions	Borrowing	Capital Receipts	Total
Swimming in Shrewsbury	Replacement of existing swimming provision at the Quarry with new provision within Shrewsbury.	27.543	£22.043m PWLB Borrowing / £0.500m CIL Contribution/ £5m from Capital receipts			0.500				22.043	5.000	27.543
Libraries Self Service Machines	Programme to install self-service machines .	0.152	Arts Council Bid	0.152								0.152
Shrewsbury Museum - British Museum Gallery	Development of new British Museum Partnership Gallery at Shrewsbury Museum, to develop a major new visitor attraction (only 7 other Partnership Galleries in the UK) and thus drive income generation.	1.750	£1.500m Grant, £0.250m Capital/PWLB, £0.045m Arts Council	1.500							0.250	1.750
Bridgnorth town centre traffic and public realm works	To deliver improvements to Town Centre and associated public realm works.	4.500	Section 106 Developer Contributions		4.500							4.500
Shrewsbury Castle: Restoration Proposals and Improvement Scheme	Renovation and Reconfiguration of the Town Centre Heritage Asset to increase visitor numbers and usage - part of the Big Town Plan. Also addresses improvements of the fabric of the buildings to address Health and Safety issues and safeguard the heritage.	11.286	Capital receipts/ PWLB/ Lottery	TBC					TBC	TBC	TBC	TBC
Nils Yard Redevelopment	The replacement of existing buildings and reconfiguration of the Outdoor Partnerships depot and offices at Nils Yard, Pontesbury to address health and safety and operational requirements	0.500	Capital receipts								0.500	0.500
Old Market Hall & Square	Restoration and redevelopment of the outdoor area beneath and around the Old Market Hall Shrewsbury to facilitate greater use of the area in order to further animate the streetscape and deter antisocial behaviour. Health and Safety issue with needles and rough sleeper possessions left on fire escape.	0.100	Capital receipts								0.100	0.100
Coleham Pumping Station	Restoration of chimney needed as at risk of collapse. Health and Safety issue	0.400	Capital Receipts								0.400	0.400
SpArC Leisure Centre Bishop's Castle	Reproffing of swimming pool, with new pool liner and new filtration system. Health and Safety issue. Requirement for major investment for De-carbonising building	4.750	Sport England PSDS and local fund raising (£0.45) and Capital Receipts	4.000				0.450			0.300	4.750
Church Stretton Leisure	Refurbishment and Upgrade to leisure centre. DDA works required - need to be able to demonstrate reasonable adjustments.	TBC	TBC									
Bayston Hill Library Refurbish	Originally anticipated to be funded through CIL contribution as a result of Cornovii purchase of former school. £300k to include converting attached garage for either commercial or town council use £170k for library work in isolation. Works required as Health & Safety issues.	0.300							0.300			0.300
<b>SUBTOTAL: PORTFOLIO HOLDER FOR COMMUNITIES, LEISURE &amp; TOURISM &amp; TRANSPORT</b>		<b>51.281</b>		<b>5.652</b>	<b>4.500</b>	<b>0.500</b>	<b>0.000</b>	<b>0.000</b>	<b>0.450</b>	<b>22.343</b>	<b>6.550</b>	<b>39.995</b>
Buildwas Primary	New Primary School requirement on former power station site subject to planning approvals.	5.100	S106		5.100							5.100
William Brookes School	Expansion linked to Secondary pupils from power station site.	4.400	S106		4.400							4.400
St Andrew's CE Primary, Shifnal	2 class bases to support complete rebuild as part of School Rebuilding Programme.	0.400	CIL			0.400						0.400
<b>SUBTOTAL: PORTFOLIO HOLDER FOR CHILDREN &amp; EDUCATION</b>		<b>9.900</b>		<b>0.000</b>	<b>9.500</b>	<b>0.400</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>9.900</b>
Greenacres Development	Inflation pressure on development	1.000	PWLB						1.000			1.000
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, PUBLIC HEALTH &amp; ASSETS</b>		<b>1.000</b>		<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.000</b>	<b>0.000</b>	<b>0.000</b>	<b>1.000</b>
UKSPF	Improvements to town centres & high streets	1.100	UKSPF	1.100								1.100
UKSPF	Enhancing existing cultural historic and heritage institutions offer	1.000	UKSPF	1.000								1.000
UKSPF	Capacity building and infrastructure support local groups	0.100	UKSPF	0.100								0.100
Shrewsbury Riverside Development - Demolition	Demolition of the current Riverside Shopping Centre to enable future development.	4.287	PWLB						4.287			4.287
Shrewsbury Riverside Enabling Works - LUF Round 2 Project 1	Physical infrastructure works critical to unlocking the vital, transformational Smithfield Riverside Development Programme.	19.464	£14.849m LUF Round 2 Grant / £4.615 Public Match Funding (including £1.250m Land and Asset Contribution)	14.849			1.250		3.365			19.464
Shrewsbury Town Centre Public Realm - LUF Round 2 Project 2	A number of projects identified within the Big Town Plan, primarily around Public Realm improvements and town centre movement.	4.280	£3.852m LUF Round 2 Grant / £0.428m Public Match Funding (Capital Receipts)	3.852						0.428		4.280
Pride Hill - Repurposing	Future development of the former Pride Hill shopping centre and adjacent gap site	42.433	Alternative Funding Options / PWLB / LEP-GBF £5.020m					42.433				42.433
Shrewsbury Riverside Development	Following on from the demolition, investment in development of the site for end use - part of the Big Town Plan.	53.619	Alternative Funding Options / PWLB / WMCA					53.619				53.619
Conservation Management Plan - Rowleys House, Shrewsbury	First Phase Stabilisation requirement before future use investment	2.000	Capital Receipts							2.000		2.000
Oswestry - Cambrian Railway Building	Renovation of Cambrian Railway Building, Oswestry and reconfiguration for future use	1.470	PWLB						1.470			1.470
Oswestry Innovation Park	Mains Water Supply connection to aid development growth	1.047	CIL			1.047						1.047
White Horse, Wern	Repurpose and restoration following Auction Bid. Aiming to attract external funding - English Heritage potentially.	0.850	PWLB but possible HE (HAZ) Budget /Match requirement						0.850			0.850
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION &amp; PLANNING</b>		<b>131.650</b>		<b>20.901</b>	<b>0.000</b>	<b>1.047</b>	<b>0.000</b>	<b>97.302</b>	<b>0.000</b>	<b>9.972</b>	<b>2.428</b>	<b>131.650</b>

Proposed Scheme	Scheme Description	Estimated Capital Cost (£m)
North West Relief Road	Linked to Phase 1 Pre Commencement Programme within the capital programme to deliver the North West Relief Road (including Oxon Link Road). This represents the Council Investment requirement that has not yet been secured at OBC Stage.	28.111
Oteley Road, Shrewsbury Traffic Management Improvements	Traffic Flow Improvements and Road Safety on Oteley Road, Shrewsbury	1.000
Shropshire Safety Road	A5191 Shrewsbury Northern Corridor between Railway Station and Heathgates Island	0.650
REFOCUS - Shirehall Relocation (Civic Centre)	Future development of a new Civic Centre/Multi-agency Hub?.	41.655
NWRR	Budget uplift requirement for funding gap	95.373
Car Park Maintenance Investment Backlog	To bring forward an investment in Car Park maintenance to facilitate an improved strategy. Maintenance for car parks cannot be funded from Highways Maintenance Capital Grant and Local Authorities are expected to maintain sites from income generated. A back log of works requires the Council to put in an initial investment whilst a plan is drawn up to tackle future maintenance need	1.000
<b>SUBTOTAL: PORTFOLIO HOLDER FOR PHYSICAL INFRASTRUCTURE, HIGHWAYS &amp; BUILT HOUSING</b>		<b>167.789</b>
		<b>361.620</b>

Proposed Funding
£8.265m S106, £19.846m Capital Receipts, £54m DfT funding (already in capital programme), LEP funding is S106 Contributions of £1m
External Grant
Alternative Funding Options / PWLB
PWLB
PWLB

Proposed Sources of Finance (£m)									
External Grants	Section 106 Developer Contributions	CIL Developer Contributions	Revenue Contributions	Alternative Funding Option	External Contributions	Borrowing	Capital Receipts	Total	
	8.265						19.846	28.111	
	1.000							1.000	
0.650								0.650	
2.946				38.709				41.655	
						95.373		95.373	
						1.000		1.000	
<b>3.596</b>	<b>9.265</b>	<b>0.000</b>	<b>0.000</b>	<b>38.709</b>	<b>0.000</b>	<b>96.373</b>	<b>19.846</b>	<b>167.789</b>	
<b>30.149</b>	<b>23.265</b>	<b>1.947</b>	<b>0.000</b>	<b>136.011</b>	<b>0.450</b>	<b>129.688</b>	<b>28.824</b>	<b>350.334</b>	

## APPENDIX C – AMENDMENTS MADE TO PRIORITY SCHEME SCHEDULES

Proposed Scheme	Scheme Description	Revised Cost Feb 23	Update	Revised Cost Sept 23	Movement
Shrewsbury Castle: Restoration Proposals and Improvement Scheme	Renovation and Reconfiguration of the Town Centre Heritage Asset to increase visitor numbers and usage - part of the Big Town Plan. Also addresses improvements of the fabric of the buildings to address Health and Safety issues and safeguard the heritage.		Transferred from aspirational schemes schedule	11.286	11.286
SpArC Leisure Centre Bishop's Castle	Reprofiling of swimming pool, with new pool liner and new filtration system. Health and Safety issue. Requirement for major investment for De-carbonising building		New priority scheme	4.750	4.750
Swimming in Shrewsbury	Replacement of existing swimming provision at the Quarry with new provision within Shrewsbury.	25.000		27.543	2.543
Nils Yard Redevelopment	The replacement of existing buildings and reconfiguration of the Outdoor Partnerships depot and offices at Nils Yard, Pontesbury to address health and safety and operational requirements		Transferred from aspirational schemes schedule	0.500	0.500
Shrewsbury Museum - British Museum Gallery	Development of new British Museum Partnership Gallery at Shrewsbury Museum, to develop a major new visitor attraction (only 7 other Partnership Galleries in the UK) and thus drive income generation.	1.350		1.750	0.400
Coleham Pumping Station	Restoration of chimney needed as at risk of collapse. Health and Safety issue		Transferred from aspirational schemes schedule	0.400	0.400
Bayston Hill Library Refurbishment	Originally anticipated to be funded through CIL contribution as a result of Cornovii purchase of former school. £300k to include converting attached garage for either commercial or town council use £170k for library work in isolation. Works required as Health & Safety issues. PSG refreshed condition survey done last year		New priority scheme	0.300	0.300
Old Market Hall & Square	Restoration and redevelopment of the outdoor area beneath and around the Old Market Hall Shrewsbury to facilitate greater use of the area in order to further animate the streetscape and deter antisocial behaviour. Health and Safety issue with needles and rough sleeper possessions left on fire escape.		Transferred from aspirational schemes schedule	0.100	0.100
Libraries Self Service Machines	Programme to install self-service machines .	0.152		0.152	0.000
Bridgnorth town centre traffic and public realm works	To deliver improvements to Town Centre parking by possible construction of multi-storey Car Park and associated public realm works.	4.500		4.500	0.000
Church Stretton Leisure	Refurbishment and Upgrade to leisure centre. DDA works required - need to be able to demonstrate reasonable adjustments.		New priority scheme	TBC	0.000
Whitchurch Leisure Centre	Replacement of existing swimming provision in Whitchurch.	13.100	Now in capital Programme		-13.100
<b>SUBTOTAL: PORTFOLIO HOLDER FOR COMMUNITIES, LEISURE &amp; TOURISM &amp; TRANSPORT</b>		<b>31.002</b>		<b>51.281</b>	<b>20.279</b>
Buidwas Primary	New Primary School requirement on former power station site subject to planning approvals.	5.100		5.100	0.000
William Brookes School	Expansion linked to Secondary pupils from power station site.	4.400		4.400	0.000
St Andrew's CE Primary, Shifnal	2 class bases to support complete rebuild as part of School Rebuilding Programme.	0.400		0.400	0.000
West Felton Primary School	Development of new school hall.	0.928	Now in capital Programme		-0.928
Whittington Primary School	Delivery of classroom expansion to meet Place Planning requirements.	1.126	Now in capital Programme		-1.126
<b>SUBTOTAL: PORTFOLIO HOLDER FOR CHILDREN &amp; EDUCATION</b>		<b>11.954</b>		<b>9.900</b>	<b>-2.054</b>
Greenacres Development	Inflation pressure on development	0.000		1.000	1.000
Temporary Accommodation Programme	Acquisition of suitable accommodation to provide temporary shelter and support for homeless individuals and families.	5.000	Now in capital Programme		-5.000
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, PUBLIC HEALTH &amp; ASSETS</b>		<b>5.000</b>		<b>1.000</b>	<b>-4.000</b>
Target Operating Model	Shirehall Refurbishment	1.085	Now in capital Programme		-1.085
ICT Services	Equipment Replacement Fund.	3.200	Progressing with Lease Option		-3.200
<b>SUBTOTAL: PORTFOLIO HOLDER FOR RESOURCES</b>		<b>4.285</b>		<b>0.000</b>	<b>-4.285</b>



Proposed Scheme	Scheme Description	Revised Cost Feb 23	Update	Revised Cost Sept 23	Movement
Shrewsbury Riverside Enabling Works - LUF Round 2 Project 1	Physical infrastructure works critical to unlocking the vital, transformational Smithfield Riverside Development Programme.	13.154		19.464	6.310
Conservation Management Plan - Rowleys House, Shrewsbury	Conservation Management Plan - Rowleys House, Shrewsbury	0	New priority scheme	2.000	2.000
Oswestry - Cambrian Railway Building	Renovation of Cambrian Railway Building, Oswestry and reconfiguration for future use		Transferred from aspirational schemes schedule	1.470	1.470
Oswestry Innovation Park	Mains Water Supply connection to aid development growth		Additional funding requirement for approved scheme	1.047	1.047
White Horse, Wem	Repurpose and restoration following Auction Bid. Aiming to attract external funding - English Heritage potentially.		New priority scheme	0.850	0.850
UKSPF	Improvements to town centres & high streets	1.100		1.100	0.000
UKSPF	Enhancing existing cultural historic and heritage institutions offer	1.000		1.000	0.000
UKSPF	Capacity building and infrastructure support local groups	0.100		0.100	0.000
Shrewsbury Riverside Development - Demolition	Demolition of the current Riverside Shopping Centre to enable future development.	4.287		4.287	0.000
Shrewsbury Town Centre Public Realm - LUF Round 2 Project 2	A number of projects identified within the Big Town Plan, primarily around Public Realm improvements and town centre movement.	4.280		4.280	0.000
Pride Hill - Repurposing	Future development of the Pride Hill Shopping Centre.	42.433		42.433	0.000
Shrewsbury Riverside Development	Following on from the demolition, investment in development of the site for end use - part if the Big Town Plan.	53.619		53.619	0.000
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION &amp; PLANNING</b>		<b>119.973</b>		<b>131.650</b>	<b>11.677</b>
NWRR	Budget uplift requirement for funding gap		Additional funding requirement for approved scheme	95.373	95.373
Car Park Maintenance Investment Backlog	To bring forward an investment in Car Park maintenance to facilitate an improved strategy. Maintenance for car parks cannot be funded from Highways Maintenance Capital Grant and Local Authorities are expected to maintain sites from income generated. A back log of works requires the Council to put in an initial investment whilst a plan is drawn up to tackle future maintenance need		Transferred from aspirational schemes schedule	1.000	1.000
North West Relief Road	Linked to Phase 1 Pre Commencement Programme within the capital programme to deliver the North West Relief Road (including Oxon Link Road). This represents the Council Investment requirement that has not yet been secured.	28.111		28.111	0.000
Shropshire Safety Road Fund	A5191 Shrewsbury Northern Corridor between Railway Station and Heathgates Island	0.650		0.650	0.000
REFOCUS - Shirehall Relocation (Civic Centre)	Future development of a new Civic Centre/Multi-agency Hub?.	41.655		41.655	0.000
Corporate Landlord Suitability Budget	An annual budget to deliver suitability, compliance and DDA requirements to Corporate Landlord Assets.	0.000	Now in capital Programme		0.000
Oteley Road, Shrewsbury Traffic Management Improvements	Traffic Flow Improvements and Road Safety on Oteley Road, Shrewsbury	4.500		1.000	-3.500
Oswestry Innovation Park	Linked to Phase 1 Enabling Project within the capital programme - development of employment land to support local growth and provision of new skateboard park.	10.028	Now in capital Programme		-10.028
Highways Maintenance Budget	Council investment requirement above normal Highway Maintenance funding to bring the Shropshire Highways to a suitable managed condition.	31.565	Now in capital Programme		-31.565
<b>SUBTOTAL: PORTFOLIO HOLDER FOR PHYSICAL INFRASTRUCTURE, HIGHWAYS &amp; BUILT HOUSING</b>		<b>116.509</b>		<b>167.789</b>	<b>51.280</b>
<b>TOTAL</b>	<b>TOTAL</b>	<b>288.723</b>		<b>361.620</b>	<b>72.897</b>

## APPENDIX D – ASPIRATIONAL CAPITAL SCHEMES SCHEDULE

Proposed Scheme	Scheme Description	Estimated Capital Cost (£m)	Proposed Funding
Market Drayton Leisure Centre Extension and Splash Park	Improvement to Leisure Facilities in Market Drayton	2.200	CIL
The Mere at Ellesmere	Redevelopment of Swan Hill Depot to visitor centre. Support / facilitate income generation.	0.250	Lottery/ ACE (£0.200m), match from PWLB (0.050m)
Theatre Severn	Reconfiguration of parts of the building to increase capacity and address changes in priority that have evolved during 13 years of successful operation. Eg increase dressing room provision for community groups. Repurpose space to increase commercial viability.	2.500	Lottery/ ACE (£2.000m), match from PWLB (0.500m)
Theatre Severn	Refurbishment of Café - operating lease due for renewal ~£200k	0.200	PWLB
Oxon Park and Ride	Relocation of existing Park & Ride at Oxon to site in Bowbrook	TBC	Capital Receipts
Market Drayton town centre traffic and public realm works	To deliver improvements to Town Centre and associated public realm works.	TBC	CIL
<b>SUBTOTAL: PORTFOLIO HOLDER FOR COMMUNITIES, LEISURE &amp; TOURISM &amp; TRANSPORT</b>		<b>5.150</b>	
<b>SUBTOTAL: PORTFOLIO HOLDER FOR CHILDREN &amp; EDUCATION</b>		<b>0.000</b>	
<b>SUBTOTAL: PORTFOLIO HOLDER FOR RESOURCES</b>		<b>0.000</b>	
Outreach Bus (Health, Wellbeing & Prevention)	Delivery of some public health functions and services directly in communities through the acquisition of an Outreach Bus with appropriate clinical spaces for delivery removing the need for residents to travel to existing services in Shrewsbury and so improve both current access and inequalities. This facility would enable healthchecks in the community and other mandated services including drugs and alcohol, sexual health and health visiting.	TBC	
Service Integration Facility (Health, Wellbeing & Prevention)	There is a large programme of work focused on Service Integration by establishing co-located multi-disciplinary teams across the County, linking into the One Public Estate programme, with conversations currently ongoing in relation to Highley, Ludlow and Bishops Castle. Funding is needed to facilitate this ambition.	TBC	
Oswestry Adult Day Services	Centre Refurbishment/relocation	TBC	
Supported Living Accommodation	Acquisition/Build a number of residential accommodation	TBC	
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, PUBLIC HEALTH &amp; ASSETS</b>		<b>0.000</b>	
Phase 1 Business Park Programme (Revised phase 1A)	Continuation of the Phase 1 Business Park Programme which seeks to invest £16.174m in separate development areas - Bishops Castle having already been approved and included within the Capital Programme.	24.150	Capital Receipts
Conservation Management Plan (CS 2022)	Linked to Rowley's House and Shrewsbury Library (CS 2022)	7.000	PWLB
Future Use Investment (CS 2023)	Rowley's House - Investment in longer term future use of building (CS 2023)		
Oswestry LUF - Public Realm	To deliver a series of Town Centre Public Realm works linked to the Oswestry HAZ Programme - Levelling Up Fund Bid (Round	4.162	£3.829 LUF Bid/£0.125 Oswestry TC/
Highways Depot Rationalisation Plan	Hodnet - Investment requirement in North Area	TBC	
Highways Depot Rationalisation Plan	Longden Road - Central Depot Replacement	TBC	
Highways Depot Rationalisation Plan	Bridgnorth- Investment requirement in South Area	TBC	
LEP Energy Fund	AceOn Virtual Power Plant (VPP) Network	2.248	Grant £1.758m/Third Party Contributions
Battlefield Heat Network		TBC	
Pyrolysis Unit	Bridgnorth/Severn Country Park	2.000	PWLB
Green Hydrogen manufacture - Boars Den	Subject to successful grant application.	3.000	Grant
Solar Farm - Boars Den		3.000	PWLB
Lord Hill Column	Restoration of Heritage Asset. Only capital if replacing with a more durable structure.	TBC	
Old St Chad's Church	Restoration of Heritage Asset. Some restrictions on use to consider. Included on CAT Register and requires significant investment.	TBC	
Shrewsbury Registrars and Coroner Service	Decant from Shirehall - possible investment in alternative accommodation May be released in rather than new build so revenue expenditure.	TBC	
Morgan Library, Wem	Refurbishment. Possibility of disposal yet to be determined.	0.130	
Maesbury Metals	New build Oswestry assets review outcome to relocate to Avalon.	0.300	
Hortonwood	Relocation. Linked to Shirehall decant and MAH for provision of storage. Expansion of storage site.	TBC	
<b>SUBTOTAL: PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION &amp; PLANNING</b>		<b>45.990</b>	
Shrewsbury Connect/Rural Connect Travel Bid - LUF	Improvement to Travel Connectivity in Shropshire	36.428	£32.024m LUF Bid/£4.404m Revenue
Craven Arms - LUF	A major infrastructure project to support the planned growth of Craven Arms - Levelling Up Fund Bid (Round 3?)	25.102	£20.000m LUF Bid/£2.102 CIL/£1.00m Network Rail/£2.000m WMCA
Highways Investment	Council investment requirement above normal Highway Maintenance funding to bring the Shropshire Highways to a suitable managed condition.	41.577	PWLB
Corporate Buildings LED Lighting Replacement Scheme	Conversion of all Corporate owned Buildings to LED Lighting to meet requirements of Climate Strategy by 2030	2.500	Capital receipts - £500k per annum over a five year period
Corporate Buildings Insulation and Energy Conservation	Insulation and Energy improvements on all Corporate owned Buildings to meet requirements of Climate Strategy by 2030	2.500	Capital receipts - £500k per annum over a five year period
<b>SUBTOTAL: PORTFOLIO HOLDER FOR PHYSICAL INFRASTRUCTURE, HIGHWAYS &amp; BUILT HOUSING</b>		<b>108.107</b>	
		<b>TOTAL</b>	<b>159.247</b>

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